

FORM A

APPLICATION FOR ENDORSEMENT OF
PLAN BELIEVED NOT TO REQUIRE APPROVAL

Tisbury, Mass. _____, 20____

(File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 32).

To the Planning Board:

The undersigned, believing that the accompanying plan of his/her property in the Town of Tisbury does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Name of Applicant _____

Address _____

(No.) (Street) (City/Town) (State) (Zip)

Name of Surveyor _____

Address _____

(No.) (Street) (City/Town) (State) (Zip)

Deed or property recorded in Dukes County Registry of Deeds,

Book _____ Page _____

Location and Description of Property: (Continue on reverse side if additional space is needed.)

Proposed use of land if other than single family residential

Number of lots shown on plan _____

FORM B

APPLICATION FOR APPROVAL OF
PRELIMINARY PLAN OF A SUBDIVISION

Tisbury, Mass. _____, 20__

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 35.

To the Planning Board:

The undersigned herewith submit the accompanying Preliminary Plan of property located in the Town of Tisbury for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board of the Town of Tisbury.

Name of Subdivider

Address _____

(No.) (Street) (City/Town) (State) (Zip)

Name of Subdivision

Name of Engineer, Surveyor, or Designer

Address _____

(No.) (Street) (City/Town) (State) (Zip)

Deed of Property recorded in Dukes County Registry of Deeds, Book _____ Page _____

or certificate of Title Number _____.

Location and Description of Property:

Number of lots on the plan

Landscape type _____

Signature of Owner _____

Address _____

Signature of Subdivider _____

Address _____

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Tisbury, Mass. _____, 20__

File two completed forms with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 36.

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Tisbury for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Tisbury:

1. Name of Subdivider

Address _____

2. Name of Subdivision

3. Name of Engineer, Surveyor

Address _____

4. Deed of Property recorded in Dukes County Registry of Deeds, Book _____ Page

or certificate of Title Number _____.

5. Location and Description of Property: (Continue on reverse side if additional space is needed)

6. A list containing the Names and Addresses of the abutters of this subdivision is attached hereto.

7. Number of lots on the plan

Landscape type _____

Signature of Subdivider _____

Address _____

Signature of Owner of Record _____

Address _____

FORM D

CERTIFICATE OF APPROVAL

DEFINITIVE SUBDIVISION PLAN

_____, 20__

Town Clerk

Dear Sir:

The Tisbury Planning Board hereby certifies that at a meeting of said Board on _____, 20__, at which a majority and quorum were present, following a public hearing by this Board on _____, 2001, pursuant to notice published in _____ on _____, 20__ and on _____, 20__, it was (unanimously) voted: That a plan of subdivision called _____ dated _____, 20__, and drawn by _____ registered as an engineer or land surveyor, submitted for the Board's approval by _____, applicant, be and hereby is approved on condition that prior to the Board's endorsement of its approval thereon the subdivider shall furnish guarantees to the Planning Board as provided in Section 367C of the Subdivision Regulations that except as otherwise expressly provided in Section 81-U of Chapter 41, G.L., no lot included in such plan shall be built upon or conveyed until the work on the ground necessary to serve such lot has been completed in the manner specified by the Subdivision Regulations of the Town of Tisbury, with the following specific qualifications (if any):

or a performance bond or other security in lieu of completion has been accepted by the Planning Board.

Respectfully submitted,

By _____

Planning Board

FORM E – 1

PERFORMANCE BOND – SECURED BY DEPOSIT

Know all men by these presents that _____ of _____ (name of city/town), _____ (name of state) hereby binds and obligates himself/itself and his/its executors, administrators, devisees, heirs, successors and assigns to the Town of Tisbury, a Massachusetts municipal corporation, in the sum of _____ dollars, and has secured this obligation by deposit with the Treasurer of said Town of Tisbury of the following: (statement of deposit)

The condition of this obligation is such, that whereas the said _____ (name of applicant) on the _____ day of _____, 20____, submitted a Definitive Plan of Subdivision to the Planning Board of the said Town of Tisbury pursuant to the provisions of Section 81– to 81–GG inclusive of Chapter 41 of the General Laws (Ter. Ed.) of Massachusetts, which plan is entitled _____, was drawn by _____, and is dated _____, 20____: and further whereas the said _____ (name of applicant) desires to guarantee to the said Planning Board that the municipal services shown on said Plan shall be installed as shown on said plan and the ways shown on said plan shall be constructed as shown on said plan and in accordance with the Rules and Regulations of the said Planning Board in accordance with the following qualifications and time schedule: (Qualifications and Construction Schedule)

which guarantee is required by Section 81-U of said Chapter 41;

Now therefore; if the above bounden _____ (name of applicant) shall cause the ways shown on the said plan to be constructed, and shall cause the utilities and other improvements shown on the said plan to be installed as shown on said plan and in accordance with the Rules and Regulations of the said Planning Board and in accordance with the above qualifications and time schedule, then the above written obligation shall be null and void; otherwise to remain in full force and effect and the aforesaid security for said sum shall become and be the sole property of said Town of Tisbury as liquidated damage.

 Witness Signature of Applicant

 Date

FORM E – 2

PERFORMANCE BOND – SURETY COMPANY

Know all mend by these presents that _____, as Principal, and _____, a corporation duly organized and existing under the laws of the State of _____, and having a usual place of business in _____ (name of city/town), _____ (name of state), as Surety, hereby bind and obligate themselves and their respective heirs, executors, administrators, successors, and assigns, jointly and severally, to the Town of Tisbury, a Massachusetts municipal corporation, in the sum of _____ dollars. The condition of this obligation is such, that whereas the said _____ (name of Principal) on the _____ day of _____, 20____, submitted a Definitive Plan of a subdivision to the Planning Board of the said Town of Tisbury pursuant to the provisions of Sec. 81-K to 81-GG inclusive of Chapter 41 of the General Laws (Ter. Ed.) of Massachusetts, which plan is entitled _____, was drawn by _____ and is dated _____, 20____; and further whereas the said _____ (name of Principal) desires to guarantee to the said Planning Board that the municipal services shown on said plan shall be installed as shown on said plan and in accordance with the Rules and Regulations of the said Planning Board and in accordance with the following qualifications and time schedule: (Qualifications and Construction Schedule)

which guarantee is required by Section 81-U of said Chapter 41:

Now therefore: if the above bounden _____ (name of Principal) shall cause the ways shown on the said plan to be constructed, and shall cause the utilities shown on the said plan to be installed, as shown on said plan and in accordance with the Rules and Regulations of the said Planning Board and in accordance with the above qualifications and time schedule, then the above written obligation shall be null and void; otherwise to remain in full force and effect and the foresaid sum shall be paid to the Town of Tisbury as liquidated damage.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____, 20____.

Principal

By _____

(Title)

Surety

By _____

Attorney-in-Fact

FORM F

COVENANT

The Undersigned _____

of _____ (name of city or town), _____ (name of state), hereinafter called "Covenantor", having submitted to the Tisbury Planning Board, a definitive plan of a subdivision entitled _____ dated _____, 20____, made by _____ does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to Sec. 81-U, Chapter 41, G.L. (Ter. Ed.) as amended, that:

The Covenantor is the owner of record of the premises shown on said plan;

This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan;

The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of the Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquired title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this Covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot;

Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;

This covenant shall take effect upon approval of said plan;

Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

The undersigned _____ (name of any person or organization with interest in said premises) hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a sealed instrument this _____ day of _____, 20____.

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 20____

Then personally appeared _____ and acknowledged the foregoing instrument to be a free act and deed, before me

_____, seal _____

NOTARY PUBLIC

My Commission expires: _____

FORM G

CERTIFICATE OF PERFORMANCE

Tisbury, Mass. _____, 20__

The undersigned, being a majority of the Planning Board of the Town of Tisbury, Massachusetts, hereby certify that the requirements for work on the ground called for by Covenant dated _____, 20 __, and recorded in Dukes County Registry of Deeds, Book ____ Page ____ (or registered in) _____ Land Registry of District No. _____, in Registry Book _____ Page _____ have been completed to the satisfaction of the Planning Board as to the following enumerated lots shown on Plan entitled _____ recorded with said Deeds, Plan Book _____ Page _____, (or registered in said Land Registry District, Plan Book _____, Plan No. _____) and said lots are hereby released from the restrictions as to sale and building specified thereon. Lots designated on said Plan which are hereby released are as follows:

Majority of the Planning Board of the Town of Tisbury

COMMONWEALTH OF MASSACHUSETTS

_____, ss _____, 20__

Then personally appeared _____ one of the above named members of the Planning Board of the Town of Tisbury, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me

Notary Public

My Commission expires:

FORM H

INSPECTION FORM

Tisbury, Massachusetts

Name of Subdivision _____ From Sta. _____ to Sta. _____

Name of Developer _____ Phone No. of Developer _____

Responsible agency and Planning Board shall be notified in writing at least 24 hours before each required inspection as listed.

SUBJECT RESPONSIBLE INITIALS DATE OF

AGENCY OF AGENT INSPECTION

Clearing of right-of

Way, and subgrade

preparation Road Comm. _____

Foundation material Road Comm. _____

Foundation placement Road Comm. _____

Drainage (below grade)

Installation Road Comm. _____

Water System Road Comm. _____

Binder Course Road Comm. _____

Drainage (at surface)

Installation Road Comm. _____

Berm Installation Road Comm. _____

Finish Course Road Comm. _____

Path Construction Road Comm. _____

Trees and planting Planning Bd. _____

Street signs and

Monuments Planning Bd. _____

Final clean-up Planning Bd. _____